

Julie Sullivan  
24 Victoria Cir  
Walpole, MA 02081

Dear Walpole ZBA,

I've attached a petition that has been signed from abutters from Summit Ave, Sybil St, Victoria Cir, Dupee St, Highland St, and Alton St. All parties that have signed have various concerns including privacy, how it impacts the neighborhood, flooding and storm run-off, disruption to the neighborhood, adding to the already bad traffic situation on 27, water pressure, amongst others.

I hope that this list is a testament to the number of people who feel that they will be negatively impacted. In the extensive conversations that I have had with many of the petitioners, this has nothing to do with the fact that this is for affordable housing. It has everything to do with the fact that this development far exceeds what is reasonable for the small, narrow plot of land and the negative impacts that it will have on the neighboring residences. With a development of this size, there are obviously some very unknown consequences. For example, Walpole is already known to have a high water table. By removing this many trees and building units so close to neighboring houses, what impact does this have on storm run-off and flooding? Is the developer going to be responsible when the neighbors now have to deal with new-found flooding issues, or is he just going to be able to walk away from all issues, which is what typically happens?

Increased traffic is also a very large concern for many of the abutters and neighborhoods off of 27. I moved in recently and have found that it is already very difficult to turn onto 27 during the morning and evening hours. There's a bend on the street coming from Dupee Street which creates issues with visibility. I get very nervous when I take left turns, especially when I have my 10 month old daughter in the car with me. I only moved in recently and this is during COVID, when there are less people traveling to and from work. We also don't even know what the ramifications are from the Woodworders development since not everyone has moved in yet. I also like to take walks with my daughter in her stroller. It's nice to be able to leave my small street and venture to other streets, but crossing the street between the hours of 5-8 is oftentimes a huge risk so this isn't something I am able to do.

I can't speak for the rest of the petitioners, but I would have no problem with the developer building a single family or even 1 or 2 duplexes (4 residential units total – all affordable) within the land available. This seems reasonable for the amount of land and the proximity to neighbors. People move to the suburbs to have access to greenspace. What is currently being proposed offers very little greenspace and is more in line with urban development.

These are just a couple examples of things that need to be considered. I personally have other concerns, but will wait until the applicant presents before I voice these.

Thank you,

Julie Sullivan